

HISTORIC LANDMARK COMMISSION
OCTOBER 28, 2019
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2019-0058
1700 W. 31ST STREET
OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Demolish a ca. 1947 residence and ca. 1950 detached garage and construct a new residence.

ARCHITECTURE

The primary building is a one-story house with horizontal wood siding, 1:1 windows with interior shutters, a covered entryway and partial-width porch, and a side-gabled composition shingle roof. The single-story garage faces onto Jefferson Street and has asbestos siding and a gabled composition-shingle roof.

PROJECT SPECIFICATIONS

- 1) Demolish existing residence and detached garage.
- 2) Construct a new house and detached garage apartment. The proposed new house is one story and 2732 square feet. It is cross-gabled with a standing seam metal roof, horizontal fiber cement siding, a partial-width porch, and a brick chimney. The proposed façade features paired fixed multi-light windows and tripled 2:2 windows, while the secondary elevations feature similar variations with mixed dimensions and pattern. The proposed garage is two stories, with fenestration, siding, and roof to match the main house.

RESEARCH

The house was built by owners Louis and Gertrude Ogden in 1947. Ogden was an entomologist, and he and his wife owned the house until at least 1959. They were active members of St. Martin's Lutheran Church. By 1968, J.D. and Nora Willis had purchased the home. The Willis family lived there until at least 1992. J.D. Willis was a purchaser for the State Highway Department.

STAFF COMMENTS

Both buildings are listed as contributing to the Old West Austin National Register District.

STANDARDS FOR REVIEW

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain a moderate to high degree of integrity.
 - a. **Architecture.** There do not appear to be significant architectural influences.
 - b. **Historical association.** There do not appear to be any significant historical associations.
 - c. **Archaeology.** The building was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. **Community value.** The building does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects in National Register historic districts. Applicable standards include:

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. The existing house and detached garage will be demolished. The proposed building is differentiated from historic buildings by its modern cladding and window materials. It is compatible in terms of building scale and proportion, as it maintains a single-story profile and its massing is spread out toward the rear of the lot. It is compatible with the streetscape in that the porch and side-entry garage maintain the existing streetscape pattern.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. If the new building were removed in the future, the existing form and integrity of the district would be unimpaired.

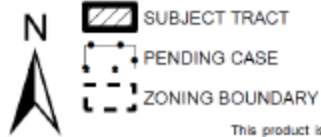
COMMITTEE RECOMMENDATION

Add eaves to new design. Use aluminum-clad wood for windows.

STAFF RECOMMENDATION

Recommend implementation of COA Committee's suggestions, then comment on and release the permit for new construction. Encourage rehabilitation and adaptive re-use of the existing buildings, including consideration of a demolition delay, as the buildings are contributing to the historic district. Encourage relocation over demolition. If the Commission votes to release the demolition permit, staff recommends completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

LOCATION MAP



1" = 333'

NOTIFICATIONS

CASE#: NRD-2019-0058

LOCATION: 1700 W 31ST STREET

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PROPERTY INFORMATION

Photos



Photos: Realtor.com, 2019

Occupancy History

City Directory Research, Austin History Center, September 2019

1992	Noel Willis, owner Retired
1986	Mrs. Nora Willis, owner Retired
1981	J.D. and Nora Willis, owners Retired

1977 J.D. and Nora Willis, owners
Purchaser, State Highway Department

1973 J.D. and Nora Willis, owners
Purchaser, State Highway Department

1968 J.D. and Nora Willis, owners
Purchaser, State Highway Department

1962 H. Paul Kelly, owner

1959 Louis J. Ogden, owner

1955 Robert E. and Beverly Schmidt, renters
Fox-Schmidt plumbing, heating, and electrical contractor, 412 W. 5th St.

1952 Louis J. and Gertrude Ogden, owners
Entomologist

1949 Louis J. and Gertrude Ogden, owners
Entomologist

1947 Address not listed

Biographical Information

WILLIS, J.D., 65, of Austin, died Saturday. Prayer services 7 p.m. today at Condra Funeral Home in Taylor. Services 10 a.m. Tuesday at St. Martin's Lutheran Church in Austin. Memorial contributions in lieu of flowers. Survivors: wife, Nora Willis of Austin; sons, James Willis of Austin, Thomas Willis of Albuquerque; sisters, Mrs. Lucille Wheeler of Dallas, Mrs. Alton Russell of Longview, Mrs. Merle Jenkins of Taylor; brother, Millard Willis of Albany, Ore.; one grandchild.

Obituary for J.D. Willis, The Austin American Statesman; May 26, 1980

Building Permits

Mr. & Mrs. Louis J. Ogden 1700 West 31st St.

209 5 1 - . -

Brykerwoods "F"

Frame residence

32528 1-9-47

\$8750.00

W. C. Hadler

Building permit, 1-9-47

SANITARY SEWER SERVICE PERMIT

No. 21738A

Austin, Texas

Received of Groos Miller & Wiley Date 1/24/1947
Address 1700 W. 31st.

Amount _____ \$ _____

Builder or Owner Louis J. Ogden Plumber _____Lot _____ Block _____ Subdivision _____ Plat No. 209

Date of Connection <u>3/17/1947</u>	No. Fittings	Size	Price
By City <u>1' E/WLL</u>	9' Pipe	4" con	.90
By Plumber _____	Pipe		
Checked By <u>Lopez</u>	Wyes		
Size Main <u>6"</u> Depth <u>3'</u>	Bends	.40	
Main Assign. <u>in St. @ WLL,</u>	Reducers		
Stub Depth <u>12 1/2' N/S. PL</u> Prop. Line <u>3'</u>	Plugs		
Stub Location _____	Sand		
Book No. <u>B-1424</u>	Gravel		
Paving Cut _____ No. _____	Remix		
	Stoppers		
	Castings		
	other	19 hrs 6.60	
	1 hr truck	.40	
	Labor:	1 hr 1.00	

Sewer tap permit, 1-29-47

WATER SERVICE PERMIT

N° 2587Received of Louis J. Ogden Date 1-23-47
Address 1700 W - 31Amount Twenty AND NO 1.00 \$20.00Plumber Groos Miller & Wiley Size of Tap 3/4"Date of Connection 1-29-47Size of Tap Made 2 1/2"Size Service Made 2 1/2"Size Main Tapped 12"From Front Prop. Line to Curb Cock 76"From 5' Prop. Line to Curb Cock 456"Location of Meter CURBType of Box WELLDepth of Main in 24" WELLS

Depth of Service Line _____

From Curb Cock to Tap on Main OVERALLChecked by Engr. Dept. 2-6-47

INDEXED

Water tap permit, 1-23-47

OWNER J. D. Willis Jr. ADDRESS 1700 W 31st StreetPLAT 209 LOT 5 BLK. 1SUBDIVISION Brykerwoods "F"OCCUPANCY AwningBLDG. PERMIT # 174380 DATE 7-10-78 OWNERS ESTIMATE 500CONTRACTOR Owner NO. OF FIXTURES _____

WATER TAP REC# _____ SEWER TAP REC# _____

Addn to acc bldg. 168 sq ft.

Building permit for addition to accessory building, 7-10-78